Document No. 4846
12/18/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
113-117 LAMARTINE STREET, JAMAICA PLAIN

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or natural origin; and

WHEREAS, Habitas Development has expressed an interest in and has submitted a satisfactory proposal for the development of the Authority's parcel at 113-117 Lamartine Street; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Habitas Development be and hereby is tentatively designated as Redeveloper of 113-117 Lamartine Street in Jamaica Plain subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of 113-117 Lamartine Street by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to enter into a License with the Authority for the purpose of early entry into 113-117 Lamartine Street for survey and other purposes. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to idemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

HABITAS DEVELOPMENT

HENRY JOSEPH P. NICHOLAS ELTON

June 12, 1986

Mr. Peter Dreier
Assistant Director for Housing
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr Dreier:

I am writing to inform you of Habitas Development's proposal to build affordable housing on a site on Lamartine Street in Jamaica Plain. I believe that Jerry Rubin of the Public Facilities Department has mentioned this project to you. Attached are a brief description of the project and a map showing its location.

Among the public actions that this project requires is the transfer of a small parcel of land currently owned by the BRA, which we have been discussing with Larry Brophy of the BRA.

We would appreciate your support for this project in general, and for the transfer of the BRA-owned parcel in particular.

Please let me know if you would like any more information about the project.

Sincerely,

Henry Joseph

Encl.

10 CONCORD AVENUE CAMBRIDGE, MA 02138

617 ■ 491 ■ 6846

HABITAS DEVELOPMENT

HENRY JOSEPH P. NICHOLAS ELTON

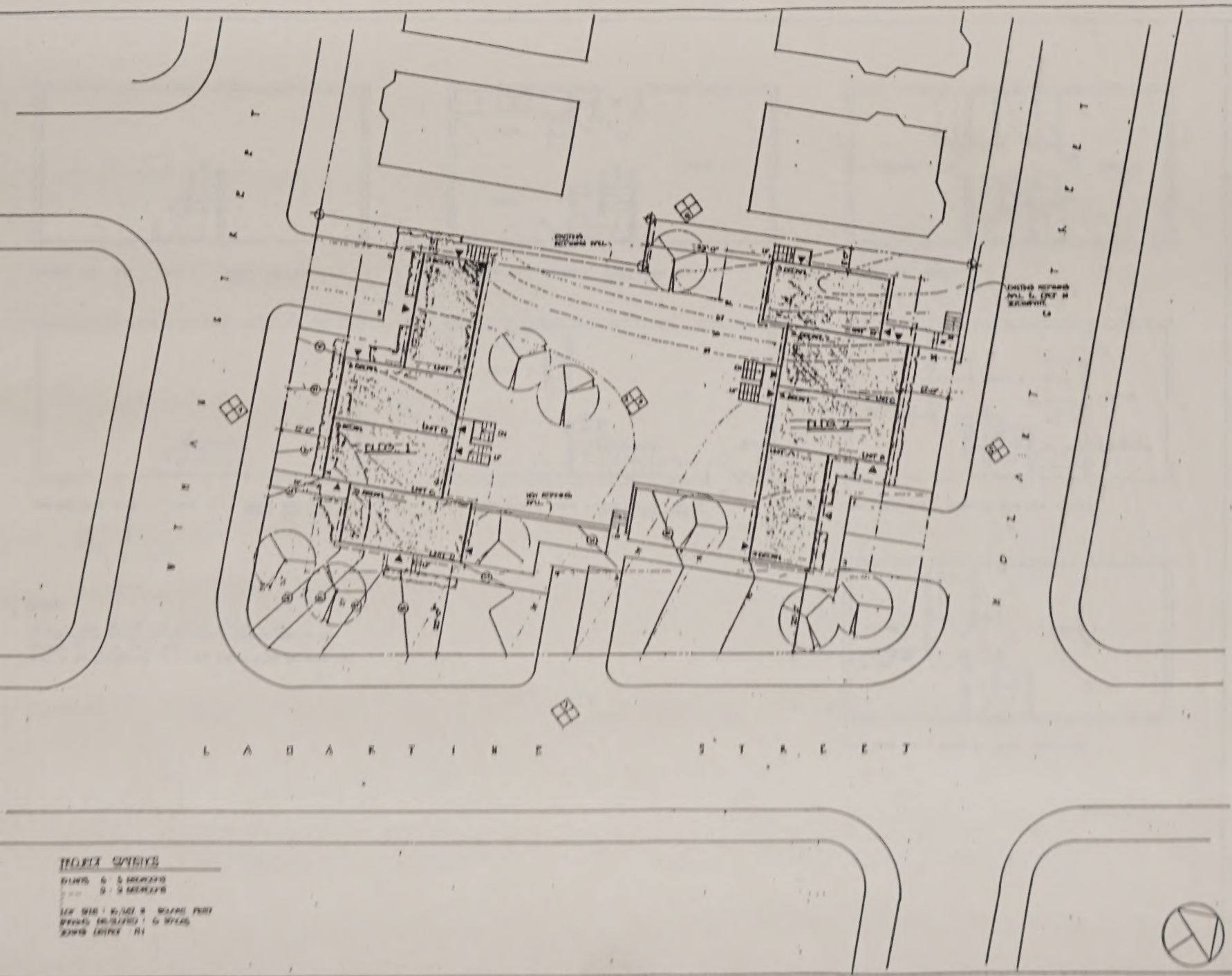
Proposed Lamartine Street Affordable Housing Development

Location	Lamartine Street between Wyman and Mozart Streets Jamaica Plain
Developer	Habitas Development Henry Joseph and P. Nicholas Elton, Principals
Program	o 8 townhouse-style units in two buildings o 6 three-bedroom units and 2 two-bedroom units o wood frame, two-and-a-half stories, full basements o to be sold as condominium units, with restrictions on future resale
Estimated Cost	$756,000
Proposed Sale Prices	Moderate-Income Units: 1 2BR @ $83,000 4 3BR @ $90,000 With assistance from the Massachusetts Housing Partnership, these homes will be affordable for buyers with incomes between $25,000 and $30,000 per year. Below-Market Units: 1 2BR @ $100,000 2 3BR @ $107,000 These homes will be affordable for buyers with incomes between $35,000 and $40,000 per year.
Construction Financing	Conventional Loan from a Commercial Bank
Proposed Permanent Financing	Massachusetts Housing Finance Agency Single-Family Program
Proposed Subsidy for Moderate-Income Buyers	Massachusetts Housing Partnership Homeownership Opportunity Program

5/21/86

10 CONCORD AVENUE CAMBRIDGE, MA 02138

617 ■ 491 ■ 6846



LAMARTINE STREET HOUSING

102-108 WYMAN STREET
93-101 MOZART STREET
93-123 LAMARTINE STREET
JAMAICA PLAIN, MA

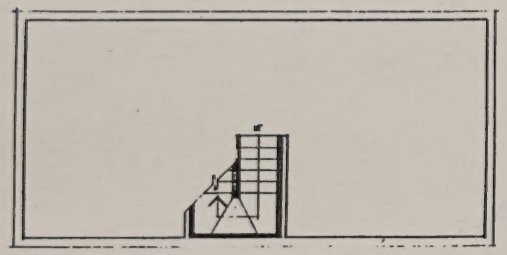
DEVELOPER
HABITAT DEVELOPMENT
[illegible]

ARCHITECT
ELTON & ASSOCIATES
10 CONCORD AVENUE
CAMBRIDGE MA

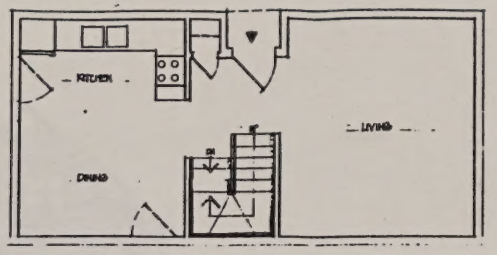
PRELIMINARY
SITE PLAN
Scale: 1" = 10'-0"
(SUBJECT TO DESIGN REVIEW)

PROJECT SUMMARY

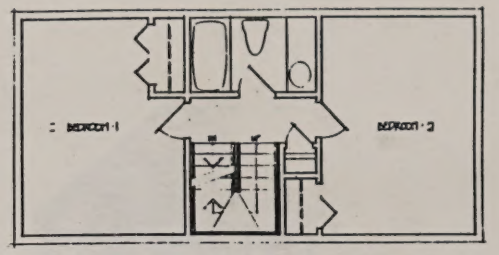
[illegible]



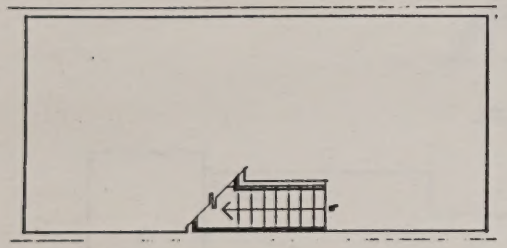
BASEMENT FLOOR PLAN • SCHEME A • BLDG 1 UNITS A & D
BLDG 2 UNIT A



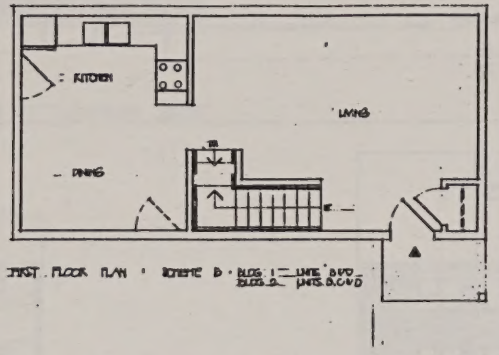
FIRST FLOOR PLAN • SCHEME A • BLDG 1 UNITS A & D
BLDG 2 UNIT A



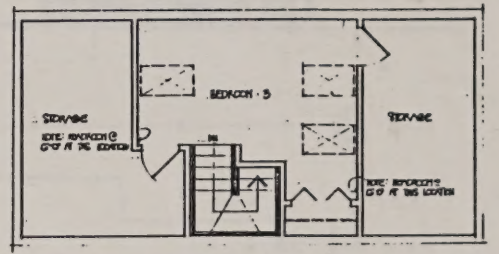
SECOND FLOOR PLAN



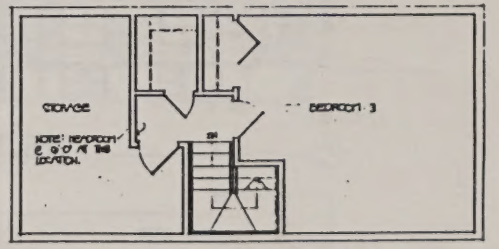
BASEMENT FLOOR PLAN • SCHEME B • BLDG 1 UNITS B & C
BLDG 2 UNITS B, C & D



FIRST FLOOR PLAN • SCHEME B • BLDG 1 UNITS B & D
BLDG 2 UNITS B, C & D



THIRD FLOOR PLAN • SCHEME A & B BLDG 1 & 2 • UNITS B & C



THIRD FLOOR PLAN • SCHEME D BLDG. 1 & 2 • UNITS D

NOTES:

WINDOW AND DOOR LOCATIONS VARY WITH UNIT LOCATION ON SITE.
(USE EXTERIOR ELEVATIONS LOCATIONS) WINDOW LOCATIONS NOT SHOWN ON PLAN.
EXPLOSIVES LOCATED IN UNIT C ONLY.
REFER TO SITE PLAN (SHEET 1) FOR BUILDING NUMBERS & UNIT TYPE DESIGNATIONS.

LAMARTINE STREET HOUSING

62 108 WYMAN STREET
95-101 MOZART STREET
3 103 LAMARTINE STREET
JAMAICA PLAIN, MA

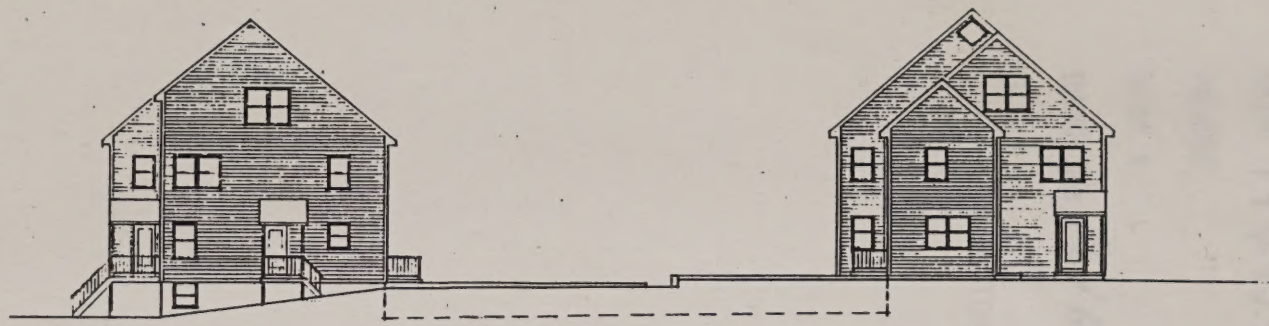
DEVELOPER
HABITAS DEVELOPMENT
HENRY JONES
7 NICHOLAS ELTON
10 CONCORD AVENUE
CAMBRIDGE, MA

ARCHITECT
ELTON & ASSOCIATES
10 CONCORD AVENUE
CAMBRIDGE MA

FLOOR PLANS
Scale: 1/4" = 1'-0"

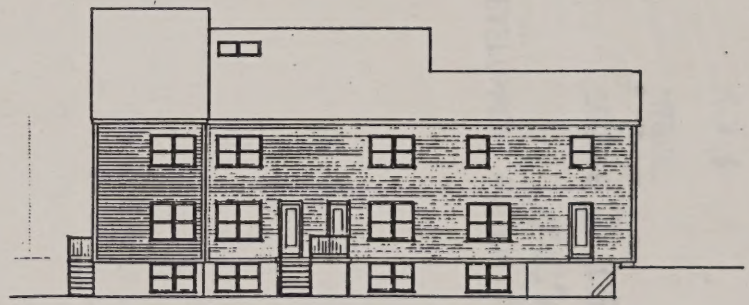
DATE:
MAY 11, 1981

12



SIDE ELEVATION • LAMARTINE STREET 1

REAR ELEVATION • WYMAN STREET 2



REAR ELEVATION • MOZART STREET 3

FRONT ELEVATION • WYMAN STREET 4

FRONT ELEVATION • MOZART STREET 5

LAMARTINE STREET HOMES

102-108 WYMAN STREET
95-101 MOZART STREET
113-123 LAMARTINE STREET
JAMAICA PLAIN, MA

DEVELOPER
HABITAS DEVELOPMENT
HENRY JOSEPH
& NICHOLAS ELTON
10 CONCORD AVE.
CAMBRIDGE, MA

ARCHITECT
ELTON & ASSOCIATES
10 CONCORD AVENUE
CAMBRIDGE MA

ELEVATIONS
Scale: 1/8" = 1'-0"

DATE:
BY: n, rev.

7

LOCAT. 113-117 LAMARTINE ST. JAM PLAIN-
ROX
M-1
ZONING

WARD 19-A.P.

SELLER CITY OF BOSTON BUYER B.R.A.

AREA 1949 S.F. DESC.

PRICE$ A.V.$

MTGE.$ MTGEE.

DATE 10/6/69 SOURCE 8136-427-428
ASSESSOR'S

BOSTON REDEVELOPMENT AUTHORITY

OPTION AGREEMENT

AGREEMENT made this 30th day of September, 1986, between JOHN ROWSE (hereafter "ROWSE") of 133 Paul Gore Street, Jamaica Plain, Massachusetts, and HENRY JOSEPH and P. NICHOLAS ELTON, a general partnership d/b/a HABITAS DEVELOPMENT (hereafter "HABITAS").

IN CONSIDERATION of One Hundred Dollars ($100.00), the receipt of which is hereby acknowledged, ROWSE hereby grants to HABITAS the exclusive option of buying, for the price of $20,000.00, the property located at 121-123 Lamartine Street, Jamaica Plain, Massachusetts, as described in a deed to ROWSE recorded in Suffolk Registry of Deeds, Book 9137, Page 700, consisting of approximately 9839 square feet (hereafter "the Property"), as well as any right, title and interest ROWSE has or may acquire in parcel 4A on the attached Plan, upon the following conditions:

1. The parties to this Agreement desire to have certain real property belonging to ROWSE, along with several abutting parcels, developed into affordable owner-occupied housing with restrictions on future resale designed to preserve affordability (hereafter "the Project");

2. ROWSE shall convey the Property to HABITAS by a good and sufficient quitclaim deed providing a good and clear record and marketable title thereto, subject to any unpaid property taxes or other municipal liens on the Property as of the date of this Agreement, plus accrued interest thereon. ROWSE agrees to make a good faith effort to obtain an abatement of a portion of the outstanding taxes and accrued interest. ROWSE shall, however, be responsible for paying all current taxes beginning with the second half of fiscal 1986 and continuing until the date title to the Property is transferred to HABITAS. ROWSE shall assign to HABITAS any rights he may have in any pending abatement proceedings at the time of closing.

3. ROWSE shall petition the City of Boston to discontinue the use of Lamartine Street with respect to Parcel 4A and to sell that parcel to him. HABITAS shall prepare all documents necessary in connection with this petition and shall bear all costs incurred in submitting and obtaining approval of the petition. If ROWSE is required to pay to the City of Boston any money to acquire said parcel, HABITAS shall reimburse him for such payment at the time ROWSE conveys to HABITAS title to said parcel.

4. HABITAS may exercise its right to purchase the Property at any time within four months from the date of this Agreement, by sending written notice of such election to ROWSE, at 133 Paul Gore Street, Jamaica Plain, MA 02130, by certified mail. In the event of such notice, title to the Property will be conveyed

within 90 days of the receipt of such notice at the Suffolk County Registry of Deeds or at such other place as may be designated in writing by HABITAS.

5. HABITAS may extend this Option for an additional four months, provided that the Project has received preliminary approval from the Massachusetts Housing Partnership, by sending ROWSE written notice by certified mail of such extension at least seven days prior to the expiration of the original option period. If HABITAS does so extend, it shall pay ROWSE an additional $100.00 along with its notice of such extension.

6. At the time of delivery of the deed, payment by HABITAS for the purchase of the Property shall be made as follows:

a) the initial $100.00 payment shall be applied toward the purchase price;

b) the balance of the purchase price due to ROWSE shall be paid by means of a promissory note to ROWSE from HABITAS, as follows:

1) The principal amount and all accrued interest shall be payable when the last unit to be constructed by HABITAS is sold, or eighteen (18) months from the date of delivery of the deed, whichever occurs first.

2) The rate of interest on the note shall be simple interest at a rate equal to the prime rate of the Bank of Boston on the date of closing, plus two percentage points.

3) No payments of principal or interest shall be due or payable during the term of the loan.

4) The note shall be secured by a mortgage on the Property, which mortgage ROWSE agrees to subordinate to any mortgages granted by HABITAS for the purpose of financing the acquisition and construction of the project. ROWSE shall provide a partial release of the mortgage as required by HABITAS to sell individual housing units to third party purchasers.

5) ROWSE shall not be obligated to accept said promissory note and mortgage from HABITAS unless he is satisfied with HABITAS' proposed mechanism for preserving the long term affordability of the housing units to be built, as set forth in Paragraph 1 of this Agreement.

7. HABITAS shall make a good faith effort to secure funding from the Massachusetts Housing Partnership for the Project, in order to maximize the number of housing units affordable for moderate-income families. However,if HABITAS is unable to secure such funding, it may pursue other development options consistent with the purpose of this Agreement, as stated in Paragraph 1 of this Agreement.

8. HABITAS may not assign its rights under this Agreement to any other party or entity, and may not enter into an agreement to sell the property to any other party or entity, except that its rights under this Agreement may be assigned or sold to another entity formed for the purpose of carrying out the Project, provided that Henry Joseph and P. Nicholas Elton are majority owners of such entity.

9. During the term of this Agreement, ROWSE shall not offer the Property for sale or sell the Property to any third party, nor voluntarily encumber the Property in any way.

10. HABITAS shall have the right to apply in ROWSE's name to the City of Boston Inspectional Services Department for a Zoning Review and to the Zoning Board of Appeals for a Zoning Variance for the Project. HABITAS shall be solely responsible for all costs and legal fees incurred in connection with such zoning proceedings.

11. ROWSE agrees to cooperate fully and provide all information or documents within his control necessary for HABITAS to complete the Project.

12. HABITAS shall have the right to enter upon the Property at any time for the purpose of performing surveys, soil tests, and such other tests and/or inspections as may be necessary for the Project.

WITNESS our hands and seals this 30th day of September, 1986.

JOHN ROWSE

HENRY JOSEPH

P. NICHOLAS ELTON

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS. October 15, 1986

Then personally appeared the above-named JOHN ROWSE and acknowledged the foregoing instrument to be his free act and deed, before me.

NOTARY PUBLIC
My Commission Expires: July 31, 1990

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. October 2, 1986

Then personally appeared the above-named P. NICHOLAS ELTON and acknowledged the foregoing instrument to be his free act and deed, before me.

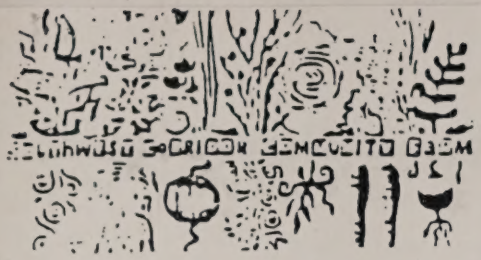
NOTARY PUBLIC
My Commission Expires: 1-19-90

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. October 1, 1986

Then personally appeared the above-named HENRY JOSEPH and acknowledged the foregoing instrument to be his free act and deed. before me.

NOTARY PUBLIC
My Commission Expires: 12/1/89



urban edge housing corporation

Oficina Hispana
de la comunidad

DIAMOND
office products

December 3, 1986

Habitas Development
10 Concord Avenue
Cambridge, MA 02138

RE: Proposed Lamartine Street Affordable Housing Project

Gentlemen:

The Tri-Square Partnership supports the proposal by Habitas Development to build eight units of affordable housing on the site on Lamartine Street between Mozart and Wyman Streets in Jamaica Plain, as presented to the Stony Brook Station Area Task Force at its meeting on June 25th, 1986.

We believe that this project is responsive to the housing needs of the community and consistent with the goals and priorities that emerged from the community planning process for the adjacent land on Lamartine Street, as stated in the "Summary of the Community Planning Process for the Mozart/Roys St. Development."

We support Habitas Development's efforts to secure site control of the publicly-owned parcels that are necessary for the project; financing commitments from the Homeownership Opportunity Program of the Massachusetts Housing Partnership; a zoning variance to allow a residential use on this site; and other public approvals, as needed.

Please note that our support for the project is conditioned

on the project remaining consistent with the guidelines presented at the SATF meeting, a copy of which is attached to this letter.

Sincerely,

Ronald T. Hafer for
Urban Edge Housing Corp.

Leroy Stoddard for
Southwest Corridor Farm

Clementina Acevedo for
Oficina Hispana

Robert Smith for
Hammond Office Products

Guidelines for Proposed Lamartine Street Affordable Housing Project

The following statement was presented at the June 25, 1986 meeting of the Stony Brook Station Area Task Force in relation to the housing development project proposed by Habitas Development for the property on Lamartine Street between Mozart and Wyman Streets:

"The SATF endorses the sale of the parcels of land owned by the Boston Redevelopment Authority and the MBTA on Mozart Street at Lamartine Street to Habitas Development, but only after the following conditions are met:

1. There is a firm financing package in place and all necessary public approvals have been granted;

2. All of the housing units are targeted for sale to households whose incomes meet the requirements for the MHFA Single-Family Mortgage Program and at least 50% of the units are targeted for sale to households whose incomes are below 80% of the median income for the Boston area;

3. The average number of bedrooms for the units to be sold to households whose income is below 80% of median is at least 2.5;

4. A significant segment of the work will be done under an arrangement with a respected local job training program;

5. Neighborhood preference for buyers will be given in line with the guidelines of the Boston Fair Housing Commission; and

6. Good faith efforts will be made to coordinate the final stages of design and occupant selection with the designated developer of parcels 65a, 65, and 66."

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Habitas Development

   b. Address and ZIP Code of Redeveloper: 10 Concord Avenue
   Cambridge, MA 02138

   c. IRS Number of Redeveloper: 04-2916433

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respec the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in --
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows [2]

   113 Lamartine Street
   Jamaica Plain

   also known as: Ward 19
   Lot 1

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the sta indicated below and is organized or operating under the laws of Massachusetts

   ☐ A corporation.

   ☐ A nonprofit or charitable institution or corporation.

   ☒ A partnership known as Habitas Development

   ☐ A business association or a joint venture known as

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organizat
   May 1986

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal membe shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is refer to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A descri tion by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning mor than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each perso having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(If any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Henry Joseph 10 Concord Avenue Cambridge, MA 02138	General Partner - 50% interest
P. Nicholas Elton 10 Concord Avenue Cambridge, MA 02138	General Partner - 50% interest

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
none	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

none

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment	$ 757,929
b. Cost per dwelling unit of any residential redevelopment	$ 94,616
c. Total cost of any residential rehabilitation	$
d. Cost per dwelling unit of any residential rehabilitation	$

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
2 BR "moderate income:		$83,000
3 BR "moderate income"		$90,000
2 BR "middle income"		$100,000
3 BR "middle income"		$107,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

- -

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: none

CERTIFICATION

I (We)[1] Henry Joseph and P. Nicholas Elton

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: December 8, 1986

Signature

General Partner

Title

10 Concord Avenue
Cambridge, MA 02138

Address and ZIP Code

Dated: December 8, 1986

Signature

General Partner

Title

10 Concord Avenue
Cambridge, MA 02138

Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

6

PART II

HUD-6004 (9-61)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Habitas Development

   b. Address and ZIP Code of Redeveloper: 10 Concord Avenue
   Cambridge, MA 02138

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in - -
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows:

   113 Lamartine Street
   Jamaica Plain also known as: Ward 19
   Lot 1

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

   - -

4. a. The financial condition of the Redeveloper, as of September 1, 1986, 19____, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Unaudited financial statements of the principals of Habitas Development prepared by: Alfred W. Siegrist, CPA
   20 Walnut Street, Wellesley Hills, MA

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Construction Loan	$670,000
Developer's Funds & Services	$68,000

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
	$

Please see Attachment 1

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
	$

- -

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
	$	$

- -

7. Names and addresses of bank references:

BayBank Harvard Trust Account # 994-24557
1414 Massachusetts Avenue
Cambridge, MA 02138

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- -

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

- -

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Please see Attachment 2

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisc capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopmen work, name of such employee, name and address of employer, title of position, and brief description of work:

– –

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder officer, director or trustee, or partner of such a redeveloper:

none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

– –

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

– –

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $_____.

General description of such work:

– –

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO BE COMPLETED

– –

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED
- -		

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

- -

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

- -

CERTIFICATION

I (We)[1] Henry Joseph & P. Nicholas Elton

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: December 8, 1986

Signature

General Partner
Title

10 Concord Avenue
Cambridge, MA 02138
Address and ZIP Code

Dated: December 8, 1986

Signature

General Partner
Title

10 Concord Avenue
Cambridge, MA 02138
Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

* U.S. GOVERNMENT PRINTING OFFICE : 1970

Attachment 1

The sources of cash available to Habitas Development to meet the equity requirements of the proposed project are as follows:

A. Cash in bank held by P. Nicholas Elton $35,000

Patriot Bank/Brookline Trust
294 Harvard Street
Brookline, MA 02146

Account # 08015333

B. Line of credit to Henry Joseph from BayBank Harvard Trust secured by personal residence $35,000

BayBank Harvard Trust
1414 Massachusetts Avenue
Cambridge, MA 02138

Account # 994-85123

Attachment 2

A. Other Projects of Habitas Development

Habitas Development currently has pending a proposal to the Public Facilities Department to develop fourteen units of affordable housing on the Rockvale/Lourdes site in Jamaica Plain, through the Massachusetts Housing Partnership. If Habitas Development is designated for this site, construction will start in the Summer of 1987.

B.1 Relevant Experience of Principals - P. Nicholas Elton

Elton & Associates is currently the Architect for an 11-unit new construction project for the Chelsea Neighborhood Housing Services, with funding from the Massachusetts Housing Partnership.

P. Nicholas Elton was a principal in Conover/Elton & Associates, which served as Architect and Construction Manager for the following project:

Frankie O'Day Cooperative	. Rehabilitation of 27 units and conversion to a cooperative, with limited-equity provisions
	Construction Cost $860,000

As an employee of the Urban Development and Investment Company in Cambridge, P. Nicholas Elton was Architect and Construction Manager for the development of over 50 townhouse units, with a total cost of over $3,500,000.

B.2 Relevant Experience of Principals - Henry Joseph

While Executive Director of the Riverside-Cambridgeport Community Corporation in Cambridge, Henry Joseph acted as Project Manager for two major development projects, as follows:

River Howard Homes	32 units of new construction family public housing, as a turnkey project for the Cambridge Housing Authority
	Total Project Cost: $2,100,000
The Swartz Properties	Acquisition and moderate rehab of sixty units of existing housing for mixed-income rental
	Total Project Cost: $1,000,000

Note on Attached Financial Statements

The developer, Habitas Development, does not currently have any material assets or liabilities. The financial resources of Habitas Development are those of the General Partners.

Attached are the unaudited personal financial statements of the General Partners, Henry Joseph and P. Nicholas Elton.

HENRY JOSEPH

PERSONAL FINANCIAL STATEMENT

For the Year Ended September 15, 1986

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.
20 WALNUT STREET
WELLESLEY HILLS, MASSACHUSETTS 02181
(617) 237-4620

HENRY JOSEPH

Accountant's compilation report:

I have compiled the accompanying Statement of Financial Condition at September 15, 1986 and Statement of Changes in Net Worth for the year then ended from your books and records without audit and accordingly express no opinion upon it.

October 15, 1986

HENRY JOSEPH

STATEMENT OF FINANCIAL CONDITION

For the Year Ended September 15, 1986

Assets:		
Cash:		
Baybank Harvard Trust (832-55558)	$ 500	
Cambridge Savings Bank (513-7534)	1,750	
Fidelity Daily Income Trust (5175625)	5,800	
Other	1,092	$ 9,142
Cash surrender of life insurance net		660
Residence (Note 2)		200,000
Personal effects		5,000
Motor vehicle (at estimate market value)		2,000
Business accounts receivable and equipment		4,489
		$221,291
Liabilities:		
Education loans		
13% help loan payable in monthly installments of $60.65 each	4,448	
8% plus loan payable in monthly installments of $44.12 each	2,699	7,147
Loan from relative - 8% interest only		4,800
Mortgage note payable - 9 3/8% payable in equal installments of $384.00 and secured by residence		33,070
		45,017
Estimated income taxes on the difference between current values of assets and their tax basis		51,645
Net worth		124,629
		$221,291

See accountant's compilation report

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

HENRY JOSEPH

STATEMENT OF CHANGES IN NET WORTH

For the Year Ended September 15, 1986

Realized increases in net worth:	
Income collected from Henry Joseph Associates - sole partnership	$21,000
Dividend and interest income	700
Net rental income (cash basis)	4,000
	$25,700
Realized Decrease in Net Worth:	
Income taxes	4,907
Contribution to the social security system	2,373
Interest expense	2,587
Real Estate Taxes	515
Personal expenditures	15,318
	25,700
Net Realized Net Worth	$ 0

See accountant's compilation report

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

HENRY JOSEPH

PERSONAL FINANCIAL STATEMENT

For the Year Ended September 15, 1986

Note 1 - The accompanying financial statement includes the assets and liabilities of Henry Joseph. Assets are stated at their estimated current values, and liabilities at their estimated current amounts.

Note 2 - The estimated current value of the residence is its purchased price of $48,000 plus improvements of $5,000 and additional adjustments to market value of $147,000. This residence was purchased in June 1978 and the improvements were made there after. The market value estimate is that of the owner based upon comparable values within the community.

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

P. NICHOLAS ELTON AND BARBARA A. STEEN-ELTON

PERSONAL FINANCIAL STATEMENT

For the Year Ended September 15, 1986

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.
20 WALNUT STREET
WELLESLEY HILLS, MASSACHUSETTS 02181
(617) 237-4620

P. NICHOLAS ELTON AND BARBARA A. STEEN-ELTON

I have compiled the accompanying statement of financial condition at September 15, 1986 and statement of changes in net worth for the year then ended from your books and records without audit and accordingly express no opinion upon it.

October 15, 1986

P. NICHOLAS ELTON AND BARBARA A. STEEN-ELTON

STATEMENT OF FINANCIAL CONDITION

For the Year Ended September 15, 1986

Assets:		
Cash in Patriot Bank		
Account number - 80012965 (joint)	$ 1,500	
- 08015333 (joint)	47,500	
- 80012957 (joint)	1,300	$ 50,300
Accounts receivable from Conover Elton Associates (Note 2):		19,144
Vested interest in IRA Account - Patriot Bank		6,500
Cash surrender value of: Life insurance (face amount of policy $100,000) (Note 3)		3,092
Residence (Note 4)		380,000
1/3 interest in vacation home (Note 5)		20,000
Personal effects (estimated by owner)		25,000
Automobile (at estimated market value)		2,000
		$506,036
Liabilities:		
Mortgages payable (Note 6)		79,165
Estimated credit card debt		200
School loans		4,063
		83,428
Estimated income taxes on the differences between the current value of assets and their basis		75,012
Net worth		347,596
		$506,036

See accountant's compelation report

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

P. NICHOLAS ELTON AND BARBARA A. STEEN-ELTON

STATEMENT OF CHANGES IN NET WORTH

For the Year Ended September 15, 1986

Realized Increases in Net Worth:	
Salary and bonus:	
Conover Elton Associates (Note 2)	$ 38,587
P. Nicholas Elton sole partnership (Note 2)	19,298
Interest income - Patriot Bank	2,848
Net rental income cash basis	5,200
	65,933
Realized Decrease in Net Worth:	
Income taxes	11,862
Contributions to social security system	4,746
Interest	6,007
Real estate taxes	3,028
Personal expenditures	40,290
	65,933
Net realized increase in net worth	$ 0

See accountant's compelation report

ALFRED W. SIEGRIST
CERTIFIED PUBLIC ACCOUNTANT, P.C.

P. NICHOLAS ELTON AND BARBARA A. STEEN-ELTON

NOTES TO PERSONAL FINANCIAL STATEMENT

For the Year Ended September 15, 1986

Note 1 - The accompanying financial statement includes the assets and liabilities of P. Nicholas Elton and Barbara A. Steen-Elton. Assets are stated at their estimated current values, and liabilities at their estimated current amounts.

Note 2 - During the year ended September 15, 1986, P. Nicholas Elton provided professional services to clients through Conover Elton Associates, a partnership owned by P. Nicholas Elton and David Conover and through P. Nicholas Elton sole proprietorship. The Conover Elton Associates Partnership suspended its active operations during the year but continued to collect fees throughout the year. This financial statement includes income paid or payable to P. Nicholas Elton from this partnership throughout the year.

Note 3 - At September 15, 1986 P. Nicholas Elton owned a $100,000 whole life insurance policy with Barbara A. Steen-Elton named as beneficiary. At this balance sheet date the cash surrender value of this policy was $3,092.

Note 4 - The estimated current value of the residence is its purchased price of $145,000 plus improvements of $40,000 and an additional adjustment to market value of $195,000. This residence was purchased in April of 1984 and the improvements were made in 1984 and 1985. The market value estimate is that of the owners based on comparable values within the community.

Note 5 - P. Nicholas Elton and Barbara Steen-Elton are owners of a 1/3 interest in a vacation home located in the state of Vermont. This property was originally purchased in August 1979 and their share of the acquisition price was $13,333. This home is stated at estimated current market value based on comparable selling prices of vacation homes in the area.

Note 6 - Details of mortgage notes payable are as follows:

Mortgage note to James and Grace Shen in the original amount of $70,000 with interest at 10% per annum. This note is payable in interest only from its origination date of April 1984 through April of 1989 at which time the entire balance will become payable	$70,000

P. NICHOLAS ELTON AND BARBARA A. STEEN-ELTON

NOTES TO PERSONAL FINANCIAL STATEMENT

For the Year Ended September 15, 1986

Note 6 - Continued,

A mortgage note payable in the original amount of $13,333 bearing interest at a rate of 9% per annum. This note requires 180 equal monthly payments of $135.33 applied first to interest and the remainder to principal and secured by 1/3 interest in a vacation home in Vermont (Note 5). 9,165

$ 79,165

MEMORANDUM

DECEMBER 18, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT, AND
RONALD FONG, HOUSING PLANNER

SUBJECT: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE HABITAS DEVELOPMENT AS THE REDEVELOPER OF 113-117 LAMARTINE STREET, JAMAICA PLAIN, FOR THE CREATION OF 8 UNITS OF MIXED-INCOME HOUSING.

Habitas Development proposes to build eight units of housing on a site bounded by Mozart, Lamartine and Wyman Streets in Jamaica Plain. The site primarily consists of a private parcel which Habitas Development controls, and two smaller parcels owned by the MBTA and the Authority. The Authority's parcel is located at 113-117 Lamartine Street. The parcel was acquired by the Authority from the City of Boston in 1969. The site, which is approximately 1,949 square feet, has remained undeveloped since the Authority gained ownership of it.

The Authority also owns a portion of an additional strip of land along Lamartine Street which was created when Lamartine Street was moved as part of the Southwest Corridor project. Approximately 840 sq. ft. of this strip belongs to the Authority, subject to the easement created when the City of Boston defined Lamartine Street as a public way. Once this portion of the public way is released, the Authority will have full use and control of the portion of the strip that abuts the Authority's parcel. Habitas Development seeks to develop this portion of the site as well.

The owner of the private abutting parcel, John Rowse, has decided to make his land available for the development of affordable housing for homeownership. Mr. Rowse has selected Habitas Development to develop this project, and has entered into a binding agreement to sell his 9,839 sq. ft. property to Habitas Development.

Habitas Development proposes to build five 3-bedroom and three 2-bedroom wood-frame townhouses. Five of the eight units will be affordable to moderate-income families, assuming that these buyers receive Homeownership Opportunity Program subsidies through the Massachusetts Housing Partnership. The other three units will be affordable to buyers who meet the income guidelines of the MHFA Single-Family Mortgage Program.

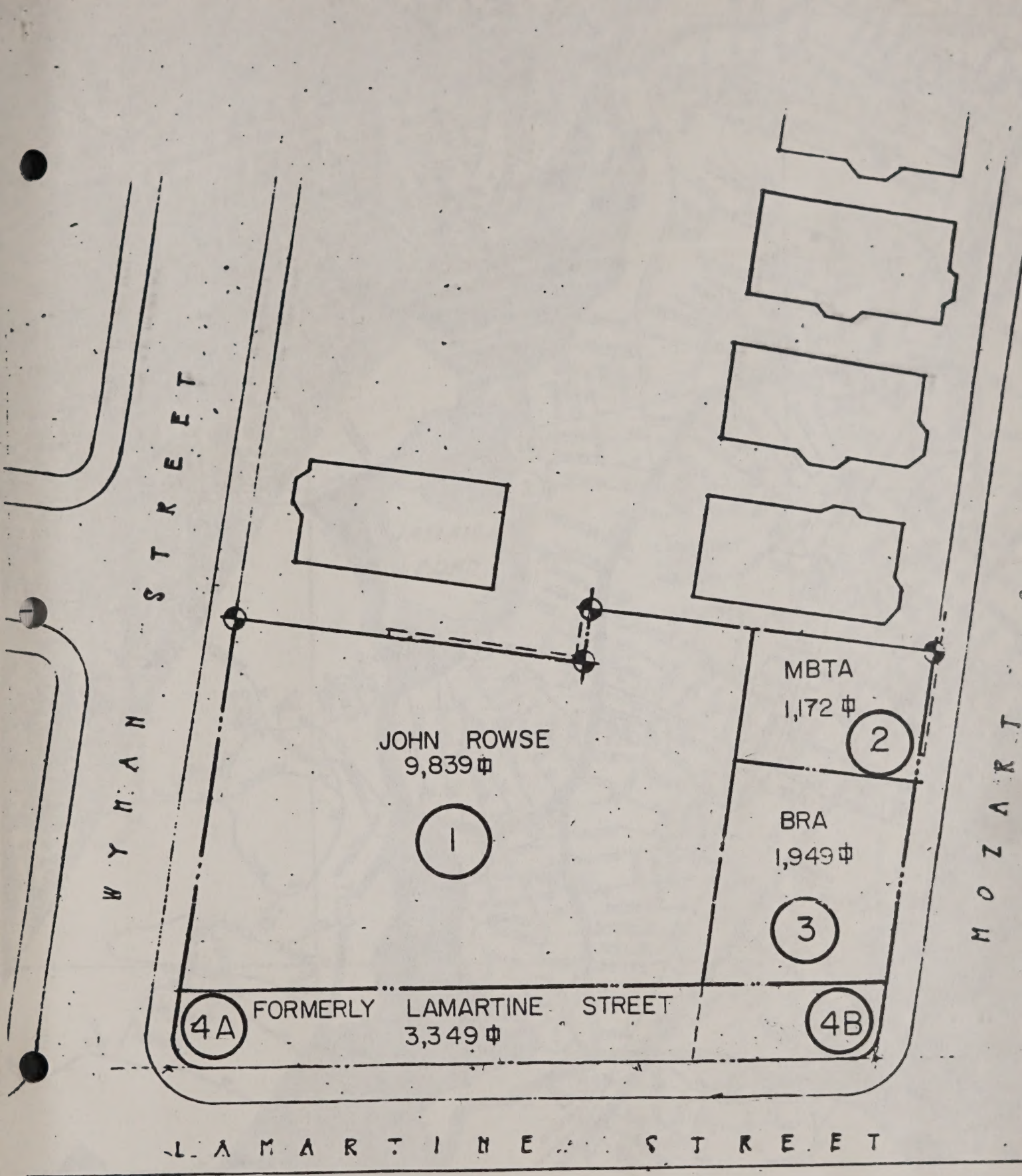
Habitas Development is fully capable of completing the project on schedule and within budget. The principals of this Cambridge-based firm are Henry Joseph and P. Nicholas Elton. Mr. Joseph is a housing and community development consultant with extensive experience in the development of low- and moderate-income housing. Nicholas Elton is a registered architect with extensive experience in the design and construction of housing.

Two local community groups support the developer's plans for the site. The Tri-Square Partnership, which consists of Urban Edge (a community development corporation), Oficina Hispana (a community social service agency), and the Southwest Corridor Community Farm, has reviewed the proposal and supports its development, as does the Stony Brook Station Area Task Force.

Should the Authority approve tentative designation, Habitas Development will seek to secure a Conditional Use Permit to allow for the construction of housing. Habitas Development will also submit a survey, Final Working Drawings and Specifications, and evidence of firm financial commitments from banks or other sources, which will conform with the Authority's Standards and Guidelines.

It is therefore recommended that the Authority tentatively designate Habitas Development as Redeveloper of the Authority's parcel at 113-117 Lamartine Street, Jamaica Plain, which includes the abutting strip of land that will be created by the discontinuance of a portion of Lamartine Street.

An appropriate resolution is attached.



LAMARTINE STREET PARCELS

JAMAICA POND
LAMARTINE STREET HOUSING
JAMAICA PLAIN
FOXBURY
CROSSING
GESTON
Perkins St.
Prince St.
Centre St.
Washington St.
Boynton St.
Hall St.
McBride
Child
Williams
Lamartine
Burroughs
Elliot
Rockwood
Pond St.
Woodland Rd.
Moss Hill
Louders Lane
Westchester Park
Whitcomb
Arbor View Rd.
Malcolm
Hampstead St.
Carolina
Sedgwick
Bartlett
Orchard Park
Aldworth
Bickford
Brewster
Bynner
Castleton
Sheridan
Cranston
Paul Gore
Perrshing Rd.
Lochstead
Beaufort Rd.
Goodrich Rd.
Burrows
Parley
Oakdale
Cheshire
Glen
Union
Mills
Vale
Morton
Tower
Woodlawn
Weld
Forest Hills
Ashcroft
Chickering
Mason
Calumet
Fisher
Heath
Humphreys
Evergreen
Barbara
Morrane
Marshfax
Cedar Park
Columbia Park
Circuit
Billings Lane
Bowditch Rd.
Hopkins Rd.
Avon
Melling Pond
Lee
Calvin Rd.
Ethell
Hambler Rd.
Wilcox Rd.
Maywood Rd.
Jewett
Cowen
Furnace
Orchard
Ellery
Ave.
Centre
Glen Rd.
Ruggles
Ruggles St.
Columbus Ave.
Tremont
Camden
Lenox
Northampton
Dudley
Lamont
Calumet
Alleghany
Chevalier
Hillsdale
Lawrence
Ellingwood
Hemenway
Westminster
Ruggles
Lenox
Dudley
Dudley St.
Centre
Ave.
Sq.
Pl.
Rd.
St.
1
3
28
0
1500
3000
SCALE IN FEET

AREA MAP